

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS  
OF SAN BERNARDINO COUNTY, CALIFORNIA  
AND RECORD OF ACTION**

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February 25, 2003

**FROM: DAVID H. SLAUGHTER**, Director  
Real Estate Services Department

**KEN A. MILLER**, Director  
Department of Public Works - Regional Parks Division

**SUBJECT: REGIONAL PARKS PROPERTY – BALDWIN LAKE – PEAVLEY**

**RECOMMENDATIONS:**

1. Determine Regional Parks Division (RPD) property (APN 0314-081-05, 06, 29 & 30) of approximately 6,390 square feet is no longer necessary for County or other public purposes, as authorized by Government Code Section 25526.5.
2. Execute the deed to convey said County property to Jeffrey L. and Sharron L. Peavley (Buyer) upon payment of the appraised value of \$4,632.75.

**BACKGROUND INFORMATION:** On April 7, 1986, the Board authorized the Real Estate Services Department (RES D) to begin the first phase of a program designed to eventually return County-owned property in the Baldwin Lake area to private ownership. The parcels were originally acquired for use as a regional park site; however, plans to create a regional park on these parcels were abandoned.

On December 11, 1989, the Board authorized RES D to deviate from County Policy 11-12 (now 8-18). This allows staff to make direct sales of parcels to interested persons without having to hold a public auction. The Buyer contacted the County about acquiring this parcel and agreed to purchase it at market value as determined by an appraisal performed by a RES D staff appraiser.

**REVIEW BY OTHERS:** This item has been reviewed by County Counsel (Charles S. Scolastico, Deputy County Counsel) on January 30, 2003; the Department of Public Works (Tom Potter, Chief of Regional Parks) on February 6, 2003; and the County Administrative Office (Daniel R. Kopp and Tom Forster, Administrative Analysts) on February 11, 2003.

**FINANCIAL IMPACT:** Regional Parks (SPR CCR) will receive proceeds of \$4,632.75 from sale of this property.

**SUPERVISORIAL DISTRICT:** Third

**PRESENTER:** David H. Slaughter, Director, 7-7813

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